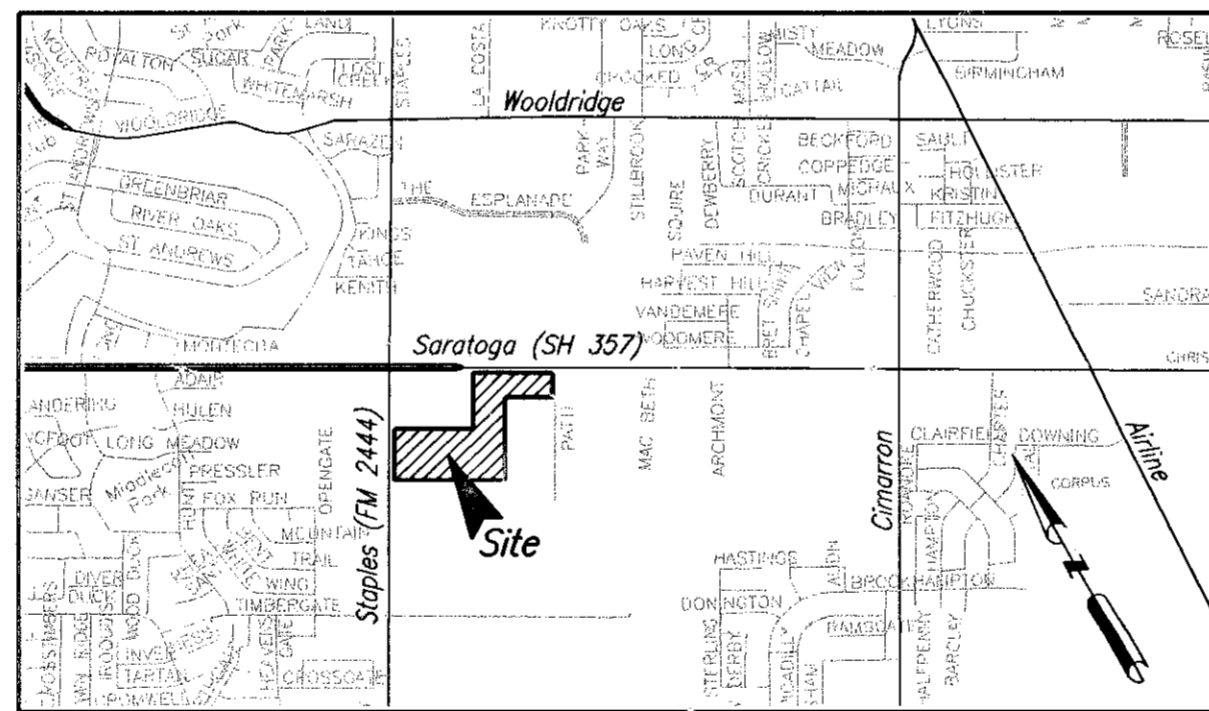


Notes:

- 1.) Total platted area contains 21.735 acres of land.
- 2.) The receiving waters for storm water runoff is the Oso Creek Basin. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
- 3.) Bearings are based on the recorded plat of Lot 10, Block 1, Saratoga Center, a map of which is recorded in Volume 63, Page 51-52, Map Records of Nueces County, Texas.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, Nueces County, Texas, which bears an effective date of June 4, 1987 and is not in a Special Flood Hazard Area.
- 5.) Shared access across lot lines will not be obstructed.
- 6.) The temporary drainage easement will be abandoned and replaced with a drainage easement encompassing the underground storm water pipe(s).
- 7.) Drainage from the property south of this tract will be allowed to cross Lot 11.
- 8.) If any property is developed with residential uses, park settlement fees will be required at the time of the building permits.
- 9.) Public drainage facilities will be extended across Lot 11 to serve portions of Lots 15, 16 and adjoining property to the south of this plats south boundary.
- 10.) Minimum 20' Drainage Easements and 15' Utility Easements will be dedicated by separate instrument at time of construction for required public water and drainage facilities.

**Plat of**  
**Saratoga Center**  
**Block 1, Lots 11, 12, 13, 14, 15 and 16**

21.735 acres of land out of Lots 1, 2, and 3, Section 11,  
Flour Bluff and Encinal Farm and Garden Tracts, a map of  
which is recorded in Volume A, Pages 41-43, Map Records of  
Nueces County, Texas.



LOCATION MAP N.T.S.

State of Texas  
County of Nueces

I, Juan J. Salazar, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 21<sup>st</sup> day of JANUARY, 2005

Juan J. Salazar  
Juan J. Salazar, R.P.L.S.  
Texas License No. 4909



State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Engineering Services of the City of Corpus Christi, Texas.

This the 28 day of Feb, 2005

Angel R. Escobar, PE  
Angel R. Escobar, P.E./R.P.L.S.  
Director of Engineering Services

State of Texas  
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the 17<sup>th</sup> day of November, 2004

Michael N. Gunning      David Berlanga, Sr.  
Michael N. Gunning      David Berlanga, Sr., Chairman  
Secretary      1104 190 - NA 97

State of Texas  
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 10<sup>th</sup> day of January, 2005, with its certificate of authentication was filed for record in my office the 10<sup>th</sup> day of January, 2005 AT 10:56 O'clock A.M., and duly recorded the 10<sup>th</sup> day of January, 2005, at 10:56 O'clock A.M., in said County in Volume 64, Page 98,99, Map Records.

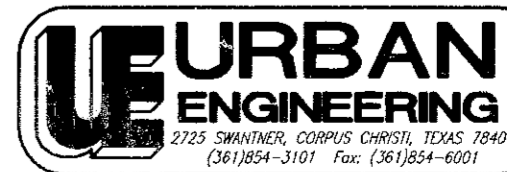
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2005010544  
Filed for Record  
at 10:56 O'clock A.M.  
January 13<sup>th</sup>, 2005

Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: Juanette Davila  
Deputy

Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

By: Juanette Davila  
Deputy



DATE: Jan. 20, 2005  
SCALE: 1" = 100'  
JOB NO.: 39815.00.00  
SHEET: 1 OF 2  
DRAWN BY: RR

State of Texas  
County of Nueces

I, PATRICK J. MORAN, M.D., hereby certify that I am the owner of the lands embraced within the boundaries of the foregoing plat; that I have had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the 7<sup>th</sup> day of February, 2005

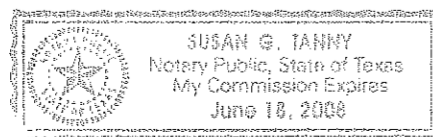
By: Patrick J. Moran M.D.  
PATRICK J. MORAN, M.D.

State of Texas  
County of Nueces

This instrument was acknowledged before me by PATRICK J. MORAN, M.D.

This the 7<sup>th</sup> day of February, 2005

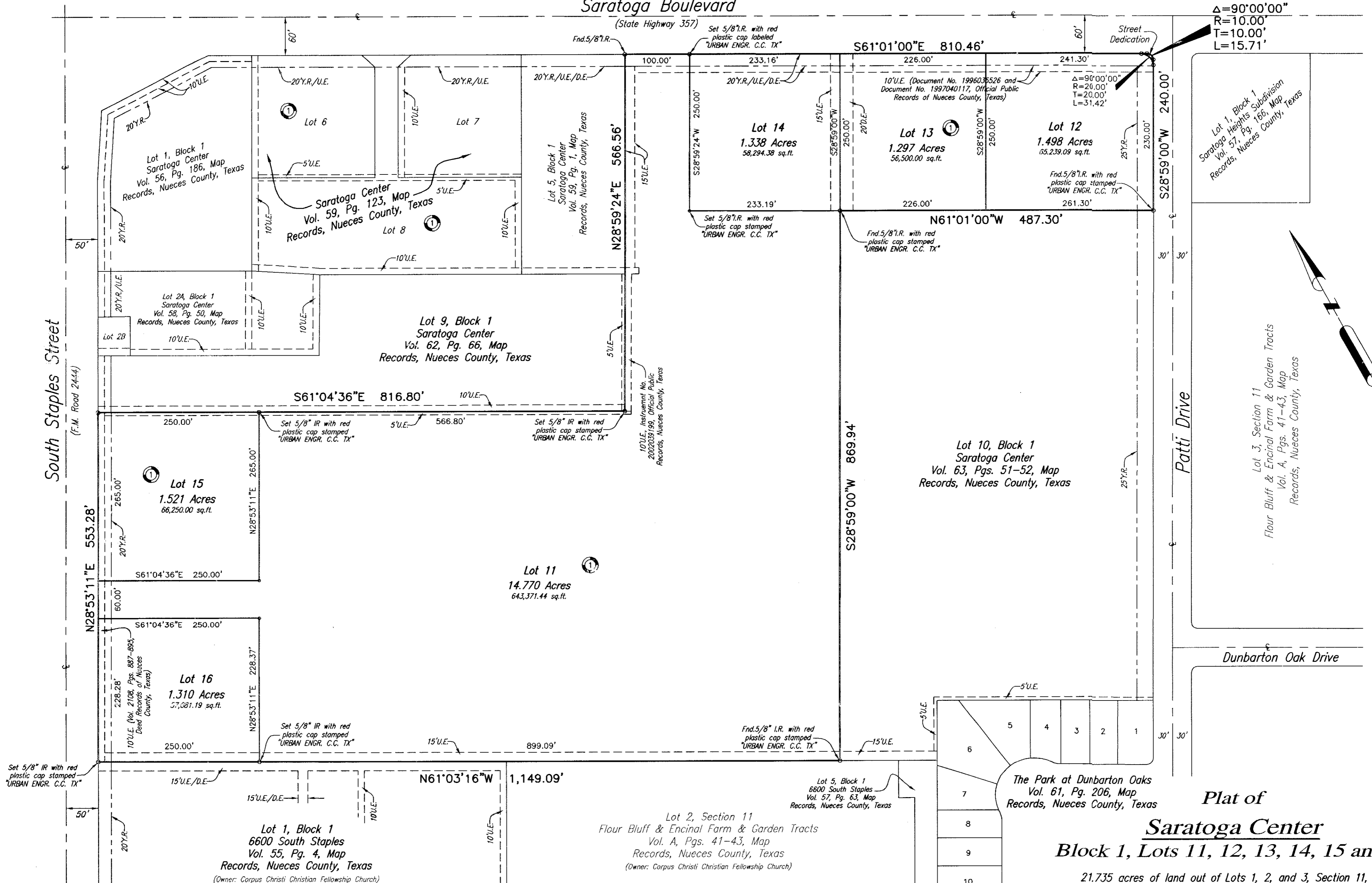
Susan Tanny  
Notary Public in and for the State of Texas



Saratoga Boulevard

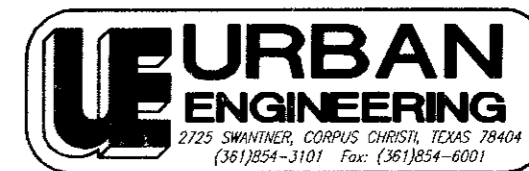
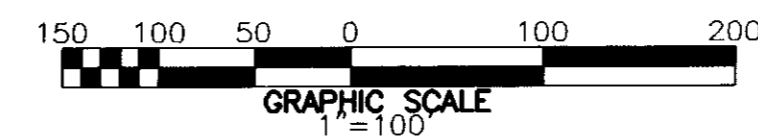
(State Highway 357)

Δ=90°00'00"  
R=10.00'  
T=10.00'  
L=15.71'



**Plat of**  
**Saratoga Center**  
**Block 1, Lots 11, 12, 13, 14, 15 and 16**

21.735 acres of land out of Lots 1, 2, and 3, Section 11, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.



DATE: Jan. 20, 2005  
 SCALE: 1"= 100'  
 JOB NO.: 39815.00.00  
 SHEET: 2 OF 2  
 DRAWN BY: RR